

FAIRFIELD BOARD OF ZONING APPEALS
FAIRFIELD MUNICIPAL BUILDING
5350 PLEASANT AVENUE
FAIRFIELD, OH 45014

AGENDA

9/4/13

Roll Call

Pledge of Allegiance

Approval of Previous Meetings Minutes:

-August 7, 2013 Meeting Minutes

Old Business:

Case No. BZA-12-0022 – Outdoor Seating – 4737 Dixie Hwy.:

A variance request was submitted by Cobblestone Tavern and heard by the board at the August 2012 meeting regarding outdoor seating in front of the business. The variance was approved with the following conditions: **No outdoor music or music piped out from inside the building to the patio, the proposed brick must match the existing and black aluminum fencing required as shown on the submitted site plan, and owner must continue to work with the neighbors on issues. The variance will be reviewed in September 2013 to determine whether restrictions on hours need to be placed on the patio.**

Case No. BZA-13-0032 - Kennel use in R-1 zoning district – 5978 Ricky Dr.:

A variance request submitted by Karen Glardon, for the property located at 5978 Ricky Dr., lot no. 5265 in the R-1 zoning district.

Section 1133.01 (43) of the zoning code defines a kennel as “any structure or lot on which more than two dogs or cats over four months of age are kept.” The R-1 zoning district does not allow a kennel. There are currently more than two dogs at this residence. The owner is requesting a variance to keep all of the dogs for therapy purposes.

Case No. BZA-13-0034 – 8 foot fence, Gravel parking – 2401 Bobmeyer Rd.:

A variance request submitted by JTF Construction, for the property located at 2401 Bobmeyer Rd., lot no. 31 in the M-2 zoning district.

Variance 1: Section 1180.04 (b)(1) of the zoning code states “...fences and hedges shall not exceed six feet in height above the elevation of the ground where located.” The applicant is requesting a variance to construct an 8 foot fence with three strands of barbed wire.

Variance 2: Section 1183.05 (c) states “All off-street parking areas including driveways, entrances, exits, lanes and aisles shall be surfaced with an asphaltic or Portland cement binder pavement so as to provide a durable, dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area; and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles.” The applicant is asking to use a gravel parking lot for a proposed new building.

New Business:

Case No. BZA-13-0036 –Parking closer than 5 feet from right of way, Parking spaces less than 180 square feet – 100 Commercial Dr.:

A variance request submitted by SSP-PNG, LLC for the property located at 100 Commercial Dr., lot no. 9449 in the C-3A zoning district.

Variance 1. Section 1183.02(b)(5) of the zoning code states “Off-street parking for facilities in all B-1, C and M zoning districts shall be set back a minimum of five feet from any adjoining street right-of-way line(s).” The applicant is requesting a variance to park closer than 5 feet from the right of way.

Variance 2. Section 1183.04(a) of the zoning code states “Each off-street parking space shall have an area of not less than 180 square feet exclusive of access drives or aisles and shall be of usable shape and condition.” The applicant is proposing parking spaces which are less than 180 square feet.

Case No. BZA-13-0037 – Variable Message Reader Board sign with less than 200’ frontage – 5449 Dixie Hwy.:

A variance request submitted by CSS Signs, for USA Collision Center, for the property located at 5449 Dixie Hwy., lot no. 4063 in the C-3A zoning district.

Section 1187.08(n) of the zoning code requires at least 200 linear feet of lot frontage to install a Variable Message Reader Board sign in this zoning district. This parcel has only 160 linear feet of lot frontage.

Case No. BZA-13-0038 – Non-conforming pole sign in the D-1A zone – 5106 Pleasant Ave.:

A variance request submitted by Kam-Yee Lee, for the property located at 5106 Pleasant Ave., lot no. 1284 in the D-1A zoning district.

Section 1187.07(d) of the zoning code does not allow pole signs in the D-1A zoning district. Section 1198.03(a) states “No building, structure or lot where a nonconforming use has ceased for one year or more shall again be put to a nonconforming use.” The pole sign in question has not been used for over a year. The applicant is requesting a variance to install a new face on the existing pole sign.

lkm

cc: Arthur Pizzano, City Manager
Alisha Wilson, Clerk of Council (9)
Timothy Bachman, Development Services Director
BZA Members (7)
BZA File